

July 2, 2019

Mr. Henry Leskinen
Eco-Science Professionals, Inc.
P.O. Box 5006
Glen Arm, MD 21057

Re: Castanea Lot 17
Forest Conservation Variance
Tracking # 02-19-3034

Dear Mr. Leskinen:

A request for a variance from the Baltimore County Code Article 33, Title 6 Forest Conservation was received by this Department of Environmental Protection and Sustainability (EPS) on May 28, 2019. This request would allow removal of two specimen trees on lot 17 of the Castanea subdivision in order to develop that lot. The specimen trees on this lot were addressed in the December 6, 2017 specimen tree variance, but the house design has been finalized from the schematic version shown on the development plan and approved FCP. This caused the 45-inch oak in good condition and another 37-inch DBH red oak in poor condition previously intended to remain to now be removed. Both of these specimen trees to be removed are outside of forest and the Forest Buffer Easement.

The Director of EPS may grant a special variance to the Forest Conservation Law in accordance with criteria outlined in Section 33-6-116(d)(1) of the Code. There are six (6) criteria listed in Subsection 33-6-116(d) and (e) that shall be used to evaluate the variance request. One (1) of the criteria under Subsection 33-6-116(d) must be met, and all three (3) of the criteria under Subsection 33-6-116(e) must be met, in order to approve the variance.

The first criterion (Subsection 33-6-116(d)(1) of the Code) requires the petitioner show the land in question cannot yield a reasonable return if the requirement from which the special variance is requested is imposed and will deprive the petitioner of all beneficial use of this property. The petitioner is seeking to develop one of the 40 residential estate lots. The two specimen trees on this lot were previously considered retained. However, that was based on a schematic house design that did not account for the mansions that are being built in this high-end development. Nonetheless, the lot could be developed as originally proposed, thus full application of the law would not deprive the petitioner of all beneficial use of the property. Therefore, we find that this criterion has not been met.

The second criterion (Subsection 33-6-116 (d)(2) of the Code) requires that the petitioner show that his/her plight is due to unique circumstances and not the general conditions of the neighborhood. The petitioner's plight in removing the specimen trees is due to unique

circumstances associated with their location relative to the buildable area rather than general conditions in the neighborhood. Therefore, we find the second criterion has been met.

The third criterion (Subsection 33-6-116(d)(3) of the Code) requires that the petitioner show that the special variance requested will not alter the essential character of the neighborhood. Granting the variance would allow the development of Lot 17 with a house consistent with the character of the neighborhood. Therefore, we find that granting the variance will not alter the essential character of the neighborhood; thus, this criterion has been met.

The fourth criterion (Subsection 33-6-116(e)(1) of the Code) requires that the granting of the special variance will not adversely affect water quality. The specimen trees are not within any Forest Buffer Easement, and no forest clearing is proposed to develop the lot. Therefore, we find that granting the variance will not adversely affect water quality and that this criterion has been met.

The fifth criterion (Subsection 33-6-116(e)(2) of the Code) requires that the special variance request does not arise from a condition or circumstance that is the result of actions taken by the petitioner. This variance is necessitated by the location of the specimen trees relative to the building envelope on the lot rather than a condition or circumstance resulting from actions by the petitioner. Therefore, this criterion has been met.

The sixth criterion (Subsection 33-6-116(e)(3) of the Code) requires that the Director of EPS find that the special variance, as granted, would be consistent with the spirit and intent of Article 33 of the Baltimore County Code. Allowing removal of two specimen trees would be consistent with the spirit and intent of the Forest Conservation Law given that no forest would be impacted, one tree is in poor condition and the other stressed by the old golf cart path as well as the other specimen trees on the lot being retained. Therefore, we find that this criterion has been met.

Based on our review, this Department finds that all required criteria have been met. Therefore, the requested variance is hereby approved, in accordance with Section 33-6-116 of the Baltimore County Code, with the following conditions:

1. A \$1,967 fee in lieu of specimen tree mitigation shall be paid to Baltimore County prior to EPS approval of any permit for lot 17.
2. All measures specified on the approved FCP to protect the specimen trees to remain shall be installed prior to EPS approval of any permit for the associated site work.
3. A note must be on the plan accompanying any permit application stating:

“A special variance to the Forest Conservation Law was granted by Baltimore County Dept. of Environmental Protection & Sustainability on July 2, 2019 to allow the removal of two specimen trees. Conditions were placed on this approval including

Mr. Henry Leskinen
Castanea Lot 17
Forest Conservation Variance
July 2, 2019
Page 3

payment of a fee in lieu of mitigation for the one tree in good condition and protection of the remaining forest and specimen trees onsite.”

4. This variance approval does not exempt future development activities or future removal of specimen trees at this site from compliance with Baltimore County’s Forest Conservation Law.

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and a new variance request.

Please have the party responsible for meeting the conditions of this variance sign the statement on the following page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If there are any questions regarding this correspondence, please contact Mr. Glenn Shaffer at (410) 887-3980.

Sincerely,

David V. Lykens
Director

DVL/ges

- c. Mr. Scott Morris, CR Golf Club, LLC
Mr. Matt Sichel, KCI Technologies, Inc.
Ms. Marian Honeczy, Maryland Department of Natural Resources

Mr. Henry Leskinen
Castanea Lot 17
Forest Conservation Variance
July 2, 2019
Page 4

I/we agree to the above conditions to bring my/our property into compliance with Baltimore County's Forest Conservation Law.

Responsible Party's Signature

Date

Responsible Party's Printed Name